

Co-operative Food Store, 72-78 Sutherland Road Heywood, Greater Manchester OL10 3PN

lot 73

Freehold Convenience Store and Takeaway Investment

- Two retail units totalling 3,577 sq ft in popular Manchester suburb
- Prominent corner position in a densely populated residential area
- Majority let to Co-operative Group Limited on 10 year lease from 2015
- Opposite new housing development of 154 homes

Rent
£35,400 per
annum
exclusive



Location

Miles: 5 miles south-west of Rochdale
11 miles north of Manchester
Roads: M62, M66
Rail: Bury Bolton Street Rail
Air: Manchester Airport

Situation

The property is prominently situated on the western side of Sutherland Road, at its junction with Argyle Street, some 2 miles from Heywood town centre. The property benefits from being situated in a densely populated residential area opposite a new development of 154 homes.

Description

The property comprises two ground floor retail units which currently operate as a convenience store and an A5 takeaway.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
74, 76 & 78	Ground	Convenience Store	281.59 sq m (3,031 sq ft)	CO-OPERATIVE GROUP LTD t/a Co-operative Food Store (1) (2)	10 years 07/02/2015 until 06/02/2025 (3)	£29,400	07/02/2020
72	Ground	A5 Takeaway	50.73 sq m (546 sq ft)	INDIVIDUAL t/a Adam's	20 years from 18/10/2010 until 17/10/2030	£6,000	18/10/2020 18/10/2025
Total			332.32 sq m (3,577 sq ft)			£35,400	

- (1) For the year ending January 2016, The Co-operative Group Limited reported a turnover of £9,301,000,000, pre-tax profits of £23,000,000 and a total net worth of £2,006,000,000. (Source: Experian Group 12/09/2016)
 (2) The tenant has submitted a licence to assign the lease to Martin McColl Limited. Please refer to the legal pack for further information.
 (3) The lease provides for a tenant option to determine on 07/02/2020.

For further details please contact:

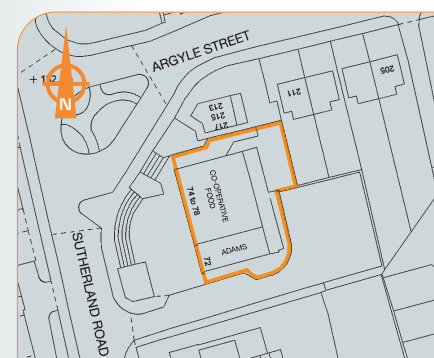
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Buyer's Legal Report Service

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